

VALLE VISTA RETIREMENT COMMUNITY

LIVERMORE ACRES INCORPORATED

29228 MISSION BOULEVARD

HAYWARD, CA.

PROJECT SUMMARY

FIVE ACRE PARCEL WHICH CURRENTLY HAS A ROLLER RINK WILL BE DEMOLISHED AND A 200 UNIT RETIREMENT HOUSING COMPLEX IS PROPOSED. THIS FACILITY IS DESIGNED FOR THE AMBULATORY WITH NO DOCTORS ON STAFF. THERE WILL BE A FULL KITCHEN WITH DINING ROOM AND THREE MEALS A DAY.

THERE ARE THREE TYPES OF UNITS. A STUDIO UNIT (513 SF) WITH A KITCHENETTE, DINING, LIVING AND SLEEPING AREA AND ONE BATHROOM. THE ONE BEDROOM UNIT (585 SF) HAS A SEPARATE BEDROOM WITH ONE BATH, LIVING ROOM, DINING AND KITCHENETTE. THE TWO BEDROOM UNITS (895 SF) HAS TWO BEDROOMS WITH 2 BATHROOMS A LIVING ROOM, DINING ROOM AND KITCHENETTE.

THE COMPLEX IS DESIGNED IN A OVAL SHAPE WITH A INTERIOR COURT WHICH HAS PATIO SITTING AREAS WITH A SWIMMING POOL-SPA AREA ON THE UPPER LEVEL. THE BUILDING IS BUILT ONTO A SLOPING SITE WHICH WILL BUILT UP THE HILL IN THREE STORY LEVELS. AT THE REAR OF THE SITE WILL BE A PARKING GARAGE FOR THE TENANTS WITH A BRIDGE FROM THE UPPER LEVEL TO THE LIVING UNITS.

THERE WILL BE SHUTTLE BUS AVAILABLE FOR TENANTS TO BE TAKEN TO DOCTOR APPOINTMENT, FIELD TRIPS AND SCHEDULED TRIPS TO SHOPPING MALLS OR CENTERS. THE COMPLEX WILL HAVE EXERCISE ROOMS, CONVENIENCE STORES, BARBER AND BEAUTY SHOPS AND LARGE ACTIVITY ROOMS FOR THE TENANTS.

THE TOTAL FACILITY WILL BE BUILT OUT IN ONE PHASE INCLUDING ALL THE LANDSCAPE AREAS, CENTRAL COURT AND THE PARKING GARAGE.

THERE WILL BE FENCES ALL BOTH SIDES OF THE LOT WITH A LANDSCAPE STRIP ALONG THE DRIVEWAYS.

PROJECT DATA

LOT SIZE 4.98 ACRES
(216,917.48 S.F.)

BUILDING AREA : 66,391.81 S.F.
(GROUND COVERAGE)

PARKING GARAGE : 30,773.86 S.F.
(GROUND COVERAGE)

PAVED DRIVEWAYS & OPEN PARKING AREA : 51,577 S.F.

LANDSCAPE AREA : 25,443 S.F.

PERCENTAGE LOT COVERAGE-LANDSCAPE : 21.4%

PERCENTAGE LOT COVERAGE-BUILDING AND GARAGE : 44.7%

BUILDING CLASSIFICATION

RETIREMENT HOUSING : R3

PARKING GARAGE : S4

TOTAL BUILDING AREA : 198,520 S.F.

TYPE OF CONSTRUCTION : VN

FIRE SPRINKLERS : YES

PARKING GARAGE AREA : 80,000 SF

PARKING PROVIDED : 250 STALLS

OPEN PARKING : 120 CARS

COVERED PARKING : 130 CARS

CARS/UNIT : 1.25

NUMBER OF UNITS & TYPES

UNIT A- STUDIO : 100

UNIT B- 1-BEDROOM : 88

UNIT C- 2-BEDROOM : 12

TOTAL UNITS : 200

TOTAL ACTIVITY/ LANDSCAPE AREA (CENTRAL COURT) : 21,114 S.F.

TOTAL INSIDE ACTIVITY AREA : 5,940 S.F.

ARCHITECT

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ATTORNEY

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LIST OF CONSULTANTS (B)

A-00	COVER SHEET
C-1	EXISTING TOPOGRAPHIC SURVEY
C-2	PRELIMINARY GRADING PLAN
A-1.0	SITE PLAN
A-1.1	FIRST/SECOND FLOOR PLANS
A-1.2	THIRD/FOURTH FLOOR PLANS
A-1.3	FIFTH/ROOF FLOOR PLANS
A-2.0	UNIT FLOOR PLANS
A-3.0	EXTERIOR ELEVATIONS
A-3.1	PARKING STRUCTURE PLANS
L1.0	PRELIMINARY LANDSCAPE PLAN

PROJECT SUMMARY (C)

PROJECT DATA (C)

DRAWING INDEX (A)

REVISIONS

VALLE VISTA RETIREMENT COMMUNITY
LIVERMORE ACRES INCORPORATED
29228 MISSION BOULEVARD
HAYWARD, CA.

PROJECT NAME:
SHEET TITLE:
COVER SHEET

DATE
02/04/02

DRAWN BY:
C-PL
LSC

JOB NUMBER:
0046

SIGNATURE
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